

1 and 2 Logan Circle (House)
Washington
District of Columbia

HABS No. DC-339-A

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465-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
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HISTORIC AMERICAN BUILDINGS SURVEY

1 AND 2 LOGAN CIRCLE

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Location: Northwest quadrant of Logan Circle (formerly Iowa Circle) between Rhode Island Avenue N.W. and Vermont Avenue N.W. Square 242 lot 836, formerly lots 69 and 68 Washington D.C.

Present Owner: Louis and Caroline Kleiman

Significance: 1 and 2 Logan Circle is the most imposing and one of the only freestanding structures on Logan Circle. The circle itself is designated a local landmark and is listed on the National Register of Historic Places. It was designated on L'Enfant's map of the city, but wasn't fully developed until the last three decades of the 19th century. This Mansard-roofed duplex was erected along with most of the other buildings on the circle between 1875 and 1900. The buildings surrounding the circle present almost a solid street facade of Late Victorian and Richardsonian Architecture.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: circa 1877. Ulysses S. Grant, son of the incumbent president, was assessed for a \$15,000 improvement to lot 68 in square 242 in the Washington tax book in 1877. The 1878 assessment book lists Frank Green as the owner of a property valued at \$18,000 on lot 69.
2. Original and subsequent owners: The following is a list of the owners assessed in the General Assessment of Washington City:

	<u>1 Logan Circle - Lot 69</u>	<u>2 Logan Circle - Lot 68</u>
1877	Ulysses S. Grant	Ulysses S. Grant
1878	"	Frank Green
1881	Emma Hildrup	Anna M. Colman
1908-09	"	Carol D. Wright and John McPherson, Extrs. and Trs. of Anna M. Colman, deceased.

1911-12	"	Jacob S. Moser
1921-22	Nannie E. Goss	Nannie E. Goss
1923-24	"	Garfield A. Street and Thomas W. Stubblefield
1925-26	William L. Lanning	Thomas W. Stubblefield
1927-28	Louise Malone	"
1929-30	"	Charles Mc. Matthias
1946	Harry M and E.H. Letcher	Harry M. and E.H. Letcher
1976	Louis and Caroline Kleiman	Louis and Caroline Kleiman

3. Original plans and construction: No original drawings or plans have been located. An 1887 Hopkins Fire Insurance Map indicates a three-story brick structure with a Mansard roof which appears the same as the building in its present state. Measurements of 3079 square feet for 1 Logan Circle and 2706 square feet for 2 Logan Circle are consistent in all entries in the Washington Assessment volumes from 1878 to the present, as further evidence that neither residence was expanded.

B. Historical Context:

The duplex with residences addressed as 1 and 2 Logan Circle was built around 1877 on a wedge of land between Rhode Island and Vermont Avenues with 50.2' of frontage on what was then called Iowa Circle. Nearly all of the homes around the circle were built between 1875 and 1900 forming a fashionable neighborhood for middle- to upper-class Washingtonians. Although Iowa Circle was one of the "special places" created by L'Enfant's 1791 plan of the city, until the 1850s, the area was known as Blodgett's Wilderness tract and the only structures in the vicinity were several farmhouses. In 1871, under the administration of Ulysses S. Grant, a territorial government was formed in the District of Columbia. Alexander "Boss" Shepherd, who first served under Governor Henry D. Cooke as President of the Board of Public Works and two years later, succeeded Cooke as the Governor, oversaw many improvements to the city. A gas line to the circle was completed in 1872, and 14th street was paved, creating the infrastructure which promoted the sudden growth spurt in the "old second ward."

At that time, the property where 1 and 2 Logan Circle stands was still lot 11 in square 242, as it was numbered when the city was first laid out. An 1869 assessment book lists an Alfred Heitmuller as the owner of lot 11, as well as most of square 242. His obituary states that he

lived on the property since his birth in 1849 and eventually purchased it from his uncle using \$20 as a downpayment. On June 4, 1872, as if speculating on the influx of the middle class, Reginald Fendall divided the 14,877 square foot lot 11 into lots 50 and 51 of 6,757 square feet and 8,120 square feet, respectively. At that time, a frame house valued at \$100 occupied the northern section of the lot facing Rhode Island Avenue and a brick and frame house valued at \$1,200 faced on Vermont Avenue. Fendall was a well known real estate speculator and was also responsible for the construction of one or more office buildings in the city. But although Fendall is listed as dividing the lots, an action customarily initiated by the owner of the property, tax books from 1873 still list Heitmuller as the owner, but also indicate the lot's new numbers as 50 and 51.

Tax books from 1876 indicate that Heitmuller sold the lots to Ulysses S. Grant Jr., whose father was currently the president of the country. Between 1876-77, lot 50 was reduced into lots 65, 66, and 67, each with 24' frontages on Rhode Island Avenue, and lot 68 with 70' on Rhode Island Avenue and 25.1' of frontage on Iowa Circle. Lot 51 was subdivided into three lots (70, 71 and 72) with an equal fronting of 22' on Vermont Avenue and a larger lot, 69, also with 25.1' facing the circle. The dimensions of the smaller lots on the sides are consistent with the dimensions of most of the lots in the Iowa Circle area, while lots 68 and 69 certainly stood out as prime properties for their greater size and location facing the circle.

Although no building permits have been located for the building on lots 68 and 69 or for any of the other buildings constructed on the subdivided lot 11, it can be assumed that 1 and 2 Logan Circle, as well as 1300 and 1302 Rhode Island Avenue and 1344 and 1342 Vermont Avenue, four smaller row-houses with typical side hall plans and detailing identical to the large free-standing duplex, were all built at the same time by the same builder. Assessment books also seem to indicate that it took more than a year to complete construction. In 1877, Grant was assessed for a \$15,000 improvement to lot 68, and although he is listed as the owner of lot 69, no improvements are listed. Lot 69 changed hands between 1877-78 because in 1878, Frank Green was assessed for a \$18,000 improvement to lot 69. There is no evidence that either Grant or Green ever occupied the building.

Soon after completion, however, 1 and 2 Logan Circle, like most of the homes in the neighborhood at that time, were occupied by their owners who enjoyed high positions in the local community. Charles D. Colman, a prominent Washington lawyer, moved into 2 Iowa Circle in 1880 and was later joined by his brother Norman J. Colman while he served as the United States Commissioner of Agriculture. In 1883 they were joined by neighbors in 1 Iowa Circle, William Hildrup, president of the Harrisburg Car Company, and his wife Emma. In 1895, perhaps after the deaths of the Colman brothers and Mr. Hildrup, 1 and 2 Logan Circle began what would become a permanent trend of renter occupation. The first renters were still worthy of the Blue Book of Washington's Elite which lists them as Senor Don Jose Andrade Penny, Senor Jose Andrade, Senor Dr. Eduardo

Andrade Penny and Senorita Elisa Andrade. These ambassadors of the Venezuelan Legation rented both 1 and 2 from the widows of John Colman and William Hildrup until 1899.

When Anna Colman died sometime between 1907 and 1909, the executors of her will sold 2 Logan Circle to Jacob Moser, a reverend who lived on Massachusetts Avenue. During the ten years he owned the home, it was used as an branch of the Washington Sanatorium Association based in Takoma Park and founded by the Seventh Day Adventists in 1908. Margaret R. Stout and William I. Kelchner resided as physicians at the Sanatorium during this time, while 1 Logan Circle was inhabited on and off by a string of renters. By this time, both lots were losing value, as their assessment rates fell from \$3 per square foot to \$2.25. Throughout the neighborhood, property rates were falling as Dupont Circle and the Massachusetts Avenue area were gaining popularity. In 1921, Nannie E. Goss purchased the entire building and divided it into apartments. After she sold the units in 1925, they changed hands regularly and served as boarding houses. Sources seem to indicate that the home was not owner occupied again until it was purchased in 1949 by Harry M and E.H. Letcher who lived there for some thirty years until it was purchased by its present owners, Louis and Caroline Kleiman.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: 1 and 2 Logan Circle is one of the surviving examples of the many showy residences built for upper middle class Washingtonians during the period of and following the infrastructural improvements made to the city during its short lived territorial government. This second empire duplex featuring a mansard roof and Neo-Grec ornamentation is the dominant structure of the once fashionable Logan Circle.
2. Condition of fabric: The white paint on the brick exterior has been mostly worn away, but the masonry is basically sound with the exception of several cracks and crumbling areas. Wear is especially evident on the north side of the building where the wooden and metal decorative features have deteriorated.

B Description of Exterior:

1. Overall dimensions: The plan of this bilaterally symmetrical duplex, is a three story square mass with side and front salients. The central front salient encompasses the two central bays of the four bay facade and projects one story higher than the roof in a tower composition. Integral to the walls of the basement and the first story are four projecting three-sided bays, in the first and fourth bays of the facade, and on the projecting salients of the sides.

2. Foundations: The basement throughout is constructed of five brick courses with one brick inset courses to make it resemble a rusticated plinth.
3. Wall construction: The walls are constructed throughout of a seven course American bond, excepting the projecting wooden bays. This brickwork has been painted white. Vibrant colors were not out of the ordinary for ostentatious houses of this period. The walls forming the entryways of the basement level are of brick faced with plaster. Remnants of this facing plaster indicate that it was scored to appear like rusticated stone. A continuous flat stone stringcourse divides the basement from the first story. On the sides of the first story of the house are projecting three sided bays identical to those on the facade. The bays are constructed entirely of wood affixed to the brick walls. The deep, highly detailed, cornices over the projecting three sided bays are on the same level as those over the two doors. Pilasters flank the windows of the bays. Additional pilasters are added to each side of the bays filling in the projecting plane between the brick walls and the three-sided bays. Thus each projection features four sets of adjacent pilasters, the intersections of which are chamfered and infilled with slender colonnettes. The cornice of the projecting bays includes the same details as the doors, including pendentive modillions and supported by console brackets.
4. Porches, stoops, balconies, bulkheads: The two front doors are approached by rectangular runs of stone stairs starting at each end of the facade and meeting at a central landing spanning the width of the central salient. A wrought iron railing, with round arched details and pine cone cartouches, begins at the third tread of the runs parallel to the house and spans across the landing. Detailed newells define each end of the railing, and a hole through the top of the handrail suggests that a gas lamp or pole was affixed to the railing at the center of the landing.
5. Chimneys: Between the third and fourth bays on the sides are red brick chimneys of the Queen Anne style. The two chimneys do not match, the left probably being original, and the right replaced by a later model.
6. Openings:
 - a. Doorways and doors: The two front doors are side by side in the central salient of the facade. One of the doors is missing and the other is not original, so one can only speculate what they would have looked like. The missing door also reveals a small vestibule. Each of the doors is

flanked by pilasters upon which are console brackets with a shingle-like details that support cornices with pendentive modillion blocks. The architrave of the cornice begins with a plain flat fascia topped by a cavetto, then a reversed cavetto and finally another flat fascia. The details over the doors are repeated in the two three-sided bays on either side. Beneath the two front doors and under the landing is an opening divided in half by a wall running the width of the landing and perpendicular to the house, providing not only support for the broad landing, but also creating two separate, side-by-side entrances into the basement level.

- b. Windows and shutters: On the basement level, there are single windows in the three sides of each projecting bay. Paired windows articulate each of the three remaining bays on both sides. The windows begin at the ground level and rise in height to the continuous flat stone stringcourse which divides the basement from the first story.

On the first story, each of the projecting bays includes a one over one window starting at the string course and extending to the height of the front doors, creating an orderly composition. Pilasters flank each of the windows. In addition to the three windows included in the projecting bays, each side has eight more windows, three sets of paired windows in each of the remaining bays and two single windows on the short walls created by the projecting salients.

All of the windows are one-over-one light and are treated similarly, having stone sills supported by plain stone corbels. They are segmentally arched and topped by ornate, white metal window hoods in the form of shouldered architraves. Traces of green can be seen around all of the windows, and the metal window hoods were probably painted as well.

The windows on the second story are shorter than those on the first, but are treated identically, except for the the window arrangements above the projecting three-sided bays on the salients. The windows over all four of these bays are conceived in threes, two smaller rectangular windows flanking a taller segmentally arched window. As with all of the other windows set into the brick walls of the house, these are topped by ornate hoods of white metal. The second story of the central salient of the facade features two pairs of narrow round-arched windows with details similar to the other windows of the house.

The third story of the central section above the doors has two sets of narrow windows mirroring those on the second story, except that they are rectangular, not arched,

and are slightly shorter. The remaining windows in the third story all project from the Mansard roof. Ornate windows with round-arched openings and encased in architraves extend from the cornice and project from the roof. Paired windows are set in the four bays with the three-sided projections, and single windows are found in the remaining six bays.

Two arched windows project from the front of the fourth story of the central tower similar to the windows projecting from the roof in the lower story. They have arched openings and are enclosed in architraves. Atop the architraves are single bullseye windows.

7. Roof:

- a. Shape, covering: The lower roof, which makes up the third story of all of the house except the central salient, is a Mansard roof with a double slope the lower slope being slightly concave. Four shingle patterns are used, including, diamond, semicircular, semi-octagonal and flat. All of the exterior Mansard corners, eight in total, are decorated with a white metal rope molding. The roof of the central salient is a full story taller than the third story roof. It is also hipped, but with a single slope and straight sides. It includes the same four types of shingles.
- b. Cornice, eaves: Over the second story hangs a deep, ornate cornice with details mirroring those of the projecting bays and doors, but on a larger scale. The cornice runs continuously around the house, bending around the corners of the two side salients, but is broken by the central salient of the facade. This story of the central salient is topped by a cornice identical to the second story cornice.

C. Site:

1. General setting and orientation: Located in the southwest corner of Logan Circle, the house faces northeast with a view of the park indicated in l'Enfant's original plan of the city. Situated on a wedge of land between two busy streets, the house is exposed on all sides except the back.

PART III. SOURCES OF INFORMATION

A. Bibliography:

1. Primary and unpublished sources:

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